



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-112885 AC

Project Name/Address: Affordable Housing Strategy Action C-1/ Citywide

Planner: Heidi M Bedwell

Phone Number: 425-452-4862/hbedwell@bellevuewa.gov

Minimum Comment Period: September 10, 2020

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolvef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



DATE: August 27, 2020

TO: Interested Parties of proposed C-1 Affordable Housing Incentive

FROM: Janet Lewine, Senior Planner, 425 452-4884
jlewine@bellevuewa.gov
Community Development Department

SUBJECT: Comprehensive Plan Amendment (CPA) on Affordable Housing Strategy Action C-1: *Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.* The implementing Land Use Code Amendment (LUCA) will follow the CPA.

On July 20, City Council initiated work on Affordable Housing Strategy Action C-1, including a Comprehensive Plan Amendment as part of the 2020 annual CPA work program and associated Land Use Code Amendments (LUCA). Council directed the Planning Commission to conduct the review and public hearing, with final action taken by City Council on the CPA before the end of 2020 and the LUCA in 2021.

The strategy to implement Affordable Housing Action C-1 is to:

- Conduct staff analysis and public outreach for potential density increases on land owned by public, non-profit housing, and faith-based entities for affordable housing;
- Establish Comprehensive Plan policy direction as part of the 2020 annual amendment process in support of the anticipated LUCA;
- Develop Land Use Code provisions consistent with policy and recent state legislation (SHB 1377); and
- Avoid future parcel-by-parcel plan amendments and rezones as they are not an efficient or effective means to implement this action.

2020 C-1 Comprehensive Plan Amendment

The City's Comprehensive Plan does not have specific policy language which directs guidance for implementation of density bonus incentives on public, non-profit housing, and faith-based entities for affordable housing. Therefore, staff recommended initiation of a Comprehensive Plan amendment as part of the 2020 annual process to add policy language in the Housing Element. This policy amendment would support the provisions of SHB 1377 and provide for implementation in the Land Use Code of density incentives on qualifying properties.

More information on the C-1 proposal can be found on this link to the 7/20 Council materials:
<http://bellevue.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=6001>

SEPA ENVIRONMENTAL CHECKLIST

Affordable Housing Strategy Action C-1 Comprehensive Plan Amendment (20-112885 AC)

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports.

Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Affordable Housing Strategy Action C-1 Comprehensive Plan Amendment (20-112885 AC)

2. Name of applicant:

City of Bellevue – Community Development Department

3. Address and phone number of applicant and contact person:

*Janet Lewine AICP
City of Bellevue
Community Development Department
PO. Box 90012
Bellevue, WA 98009-9012
(425) 452-4884*

4. Date checklist prepared:

August 17, 2020

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

Comprehensive Plan amendments prepared as part of the City's 2020 annual amendment cycle. The proposal be reviewed by the Planning Commission as part of the Final Review process in LUC 20.30I, and be acted on by City Council by the end of 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*Environmental information that has been prepared related to this proposal includes:
Determination of Non-Significance for 2017 Affordable Housing Strategy.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Proposed policy addresses housing density on potential qualifying properties outside of the city's Downtown, BelRed, and Eastgate TOD Employment Centers. There are no known applications pending for government approvals directly affecting these qualifying properties.

10. List any government approvals or permits that will be needed for your proposal, if known.

N/A

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

On July 20, 2020 City Council initiated the C-1 Comprehensive Plan Amendment into the 2020 annual CPA work program. C-1 is a strategy in the adopted Affordable Housing Strategy that would implemented through the plan amendment process. City Council also initiated an associated Land Use Code Amendment (LUCA) that would implement through future regulatory action the policy direction in the proposed plan amendment. The proposed plan

amendment would add policy to the Housing Element supporting by-right density incentives whose application to qualifying faith-owned, nonprofit housing corporation, or publicly surplus properties would be regulated in the Land Use Code.

A future LUCA will amend LUC Section 20.20.128 Affordable Housing and other applicable sections which will establish qualifying properties and the type and amount of density incentive.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Properties that are potentially eligible and will be examined as part of the review include:

- *Public surplus property in multifamily and mixed-use residential districts*
- *Non-profit housing property in multifamily and mixed-use residential districts*
- *Faith-owned property in multifamily and mixed-use residential districts*
- *Faith-owned property in single family residential districts*

Properties that are not potentially eligible and will not be examined as part of the review:

- *Properties in districts where LUC 20.20.128 does not apply. This includes all property in Downtown, BelRed, and Eastgate TOD Area.*
- *Parks & Community Services Department-owned property*

B. Property owned by quasi-public utilities, e.g. PSE Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

- b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?

If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

- b. to be on or near the site.

N/A

- c. Is the site part of a migration route? If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

See Question 12 for description of potentially eligible properties. The proposed plan amendment will not affect current land use on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

- c. Describe any structures on the site.

N/A

- d. Will any structures be demolished? If so, what?

N/A

- e. What is the current zoning classification of the site?

Potential qualifying properties are zoned with single family and multifamily residential districts, and other districts that allow for residential use. These latter are frequently but not always mixed use districts. See LUC 20.50 as applicable.

The proposed plan amendment and future land use code amendment directly support the provisions of state legislation adopted in 2019 (SHB 1377) that directs cities to provide a density

bonus for affordable housing on properties owned by religious organizations.

- f. What is the current comprehensive plan designation of the site?

Potential qualifying properties are designated with single family and multifamily Comprehensive Plan residential designations, and other designations that allow for residential use. These latter are frequently but not always mixed use designations. See the Glossary – Comprehensive Plan as applicable.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

- i. Approximately how many people would reside or work in the completed project?

N/A

- j. Approximately how many people would the completed project displace?

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any:

The documented lack of affordable housing production in Bellevue due to a robust housing market, cost of land, and lack of development incentives displaces people from being able to affordably live in Bellevue. The proposed amendment directly addresses this displacement impact by adding policy language within the City's Housing element in support of density incentives for affordable housing. Existing regulations and bonus provisions currently in place have not resulted in substantive affordable housing development, since the incentives do not provide the requisite bonuses that would result in affordable housing development that is economically viable.. Development utilizing the C-1 incentive would be targeted to underutilized land owned by faith groups, non-profit housing groups and surplus public property.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The underlying Comprehensive Plan designation (and consistent Land Use zoning district) on potential qualifying properties would not change as a result of the proposed amendment. Citywide housing capacity potential will be documented in the proposed amendment, consistent with the Housing Element and the Affordable Housing Strategy. Potential traffic and other environmental impacts associated with proposed density bonus provisions will be evaluated through the Land use code amendment (LUCA) and future development review processes. Review will also evaluate potentially eligible properties to determine the appropriate density incentive that would balance the city's documented affordable housing need while remaining compatible with existing and projected land uses and plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long- term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The Affordable Housing Strategy estimates that between 200 and 1,000 affordable homes could be added to the city's housing stock by implementing Action C-1, with specific focus on households earning less than 50 percent of the area median income (\$59,700 annually for a family of four—Census data shows a need in Bellevue for 5,500 homes affordable at 50 percent of area median income with the latest American

Community Survey data from the Census Bureau (2012-2016) showing a 5,500-housing unit gap in Bellevue between the number of households earning less than 50 percent AMI and the number of units affordable to them here) , depending on incentive offered and participation of property owners.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

There would be no net loss of housing units. Affordable housing non-profits could use the C-1 incentive to redevelop their existing properties where an increase in affordable housing units could be achieved.

- c. Proposed measures to reduce or control housing impacts, if any:
The documented lack of affordable housing production in Bellevue due to a robust housing market, cost of land, and lack of development incentive displaces people from being able to affordably live in Bellevue. The proposed amendment directly addresses this displacement impact by adding policy to the City's Housing Element of the Comprehensive Plan in support of density bonus incentives on public owned surplus and faith owned properties. Development utilizing the C-1 incentive would be targeted to underutilized land owned by faith groups, non-profit housing groups and surplus public property.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation

registers? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

As a non-project action, the C-1 proposal would not directly impact transportation volume. However, affordable housing projects envisioned by the proposal could result in increased traffic volumes, consistent with any development proposed on land regulated by the Land Use Code and by SEPA provisions. The city will identify the potential affordable housing units that could be produced through this policy and subsequent code implementation efforts, and will monitor production under this potential so as to influence the application of incentives.

Site-specific traffic impacts will be identified and regulated as part of individual site specific land use review processes; the 6 percent increase in the city's adopted 15,800 housing unit target caused by adding up to an additional 1,000 housing units by 2035 does not create a significant impact because the city's housing target is not a capacity target, and the impacts captured in the AHS DNS documenting the 5,500 unit affordable housing need.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

As a non-project action, the C-1 proposal would not directly impact need for public services. However, affordable housing projects envisioned by the proposal could result in increased need for public services, consistent with any development proposed on land regulated by the Land Use Code. Analysis of the impacts of the C-1 proposal will be reviewed for these potential impacts. Future housing development that may result in such impacts would be reviewed consistent with local provisions, including the Bellevue Land Use Code and SEPA provisions.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposed C-1 will consider availability of public services when establishing the qualifying properties and amount of density incentive.

15. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other stormwater drainage
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Recoverable Signature

X Thara Johnson for

Janet Lewine AICP

Senior Planner

Signed by: tmjohnson@bellevuewa.gov

Position and Agency/Organization: Senior Planner, City of Bellevue

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal would not directly impact plants, animals, fish or marine life. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal would not directly deplete energy or natural resources. However, affordable housing projects envisioned by the proposal could result in such impacts. Future housing development that may result in such impacts would be reviewed consistent with applicable federal, state and local provisions, including the Bellevue Land Use Code and SEPA provisions.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, or prime farmland are proposed as qualifying properties.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Please see responses to question 8 in Part B.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the C-1 proposal would not directly impact transportation volume. However, affordable housing projects envisioned by the proposal could result in increased traffic volume. Analysis of the impacts of the proposed C-1 will be reviewed to city traffic models for availability of capacity as part of the future LUCA associated with the density bonus provisions. Also, future housing development that may result in such impacts would be reviewed consistent with local provisions, including the Bellevue Land Use Code and SEPA provisions.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Development realized through the proposal would comply with all local, state and federal laws and requirements for the protection of the environment.

CITY COUNCIL STUDY SESSION

Initiate work on Affordable Housing Strategy Action C-1: *Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.*

Mac Cummins AICP, Director, 452-6191

Emil King AICP, Assistant Director, 452-7223

Thara Johnson, Comprehensive Planning Manager, 452-4087

Janet Lewine AICP, Senior Planner, 452-4884

Community Development Department

DIRECTION NEEDED FROM COUNCIL

DIRECTION

Provide direction to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1. The work program would include subsequent action by Council to initiate a Comprehensive Plan Amendment (CPA) as part of the 2020 annual CPA work program and associated Land Use Code Amendments. Review would occur by the Planning Commission, with final action taken by City Council on the CPA before the end of 2020 and the LUCA in 2021.

BACKGROUND & ANALYSIS

The strategy to implement Affordable Housing Action C-1 is to:

- Conduct staff analysis and public outreach for potential density increases on land owned by public, non-profit housing, and faith-based entities for affordable housing;
- Establish Comprehensive Plan policy direction as part of the 2020 annual amendment process;
- Develop Land Use Code provisions consistent with policy and recent state legislation (SHB 1377); and
- Avoid future parcel-by-parcel plan amendments and rezones as they are not an efficient or effective means to implement this action.

The City Council's June 5, 2017 approval of Bellevue's *Affordable Housing Strategy* established an "ambitious goal" of adding up to 2,500 affordable homes in Bellevue within 10 years of implementation. Action C-1: *Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing*, can make a significant contribution to achieving this goal. It was estimated that between 200 and 1,000 affordable homes could be added to the City's housing stock by implementing Action C-1, with specific focus on households earning less than 50 percent of

the area median income (\$59,700 annually for a family of four). Census data shows a need in Bellevue for 5,500 homes affordable at 50 percent of area median income.¹

Achieving new housing affordable to these households typically relies on non-profit housing developers. However, non-profits struggle to buy land in Bellevue, relying instead on public-private partnerships with faith groups or government entities, or redeveloping property they already own.

The traditional approach to increasing development capacity requires a Comprehensive Plan amendment and a rezone for each property like the process for Andrew's Glen at St. Margaret's Episcopal Church and 30Bellevue at St. Luke's Lutheran Church. This parcel-by-parcel approach is not an efficient or effective means to implement this action because it could take several years to complete and does not provide predictability for the non-profit housing developers, neighborhoods or property owners. In the two examples cited, the projects required a Comprehensive Plan amendment and a rezone of the property, about a two-year process. The typical concerns raised about the projects were related to issues such as traffic, parking, building height and setbacks, etc. These issues are addressed through the project-specific development review and permit process.

A key objective of Action C-1 is to make the overall development process more efficient for these non-profits when seeking additional density to develop affordable housing. The staff recommended approach creates a more direct, predictable path for the creation of affordable housing on eligible properties. This approach also creates a bonus for affordable housing on these eligible properties to achieve additional density, saving non-profit developers the cost, timing issues and uncertainty of a Comprehensive Plan amendment and rezone.

Staff has been approached by a number of faith-based property owners and non-profit developers who have expressed a desire to develop affordable housing on portions of their property and/or surplus property or property that is being underutilized. The existing zoning and allowable density do not provide the potential for redevelopment to be economically feasible in order to accommodate affordable housing.

During development of the 2017 Affordable Housing Strategy, the affordable housing technical advisory group (TAG) indicated that 200 units to 1,000 units could be achieved through the development potential of affordable housing on suitable public, nonprofit, and faith-based properties while also providing for more housing for lower income levels.

Prior Council discussions on C-1 Strategy

On February 12, 2018, staff provided the Council with an introduction to an Action C-1 proposal which would allow an increased number of units to be developed within the same height, setback and lot coverage standards of eligible properties in multifamily and commercial zones. The proposal would have replaced the existing dwelling unit (DU) per acre density calculation with a floor area ratio calculation.

¹ The latest American Community Survey data from the Census Bureau (2012-2016) shows a 5,500-housing unit gap in Bellevue between the number of households earning less than 50 percent AMI and the number of units affordable to them here.

Councilmembers expressed concern with the proposal regarding the unpredictability of the floor area ratio calculation compared to the base zoning density calculation. Councilmembers were also concerned about faith-based properties in proximity to single family districts and the overall increase in density, resulting in suggested screening that excluded properties in and adjacent to many districts, excluding most of the properties where faith-based owners had expressed interest. Councilmembers also recommended deferring the discussion on the proposed C-1 strategy until the end of the legislative session since there was a bill being considered within the state legislature relating to public, non-profit housing, and faith-based entities.

Staff provided the Council with an update on the proposed approach for the C-1 strategy implementation on March 9, 2020 as part of the Affordable Housing strategy briefing and indicated that discussion of zoning for faith-based, nonprofit, and public surplus properties would come back to the Council as a separate item within 3-6 months.

State House Bill 1377

State House Bill 1377 (SHB 1377) requires cities planning under the Growth Management Act to provide an increased density bonus consistent with local needs for any affordable housing development for real property owned or controlled by a religious organization. This affordable housing must be part of a binding obligation that requires the development to be used exclusively for affordable housing purposes for at least 50 years, even if the the religious entity no longer owns the property. To address this legislative requirement, staff is proposing further analysis of a density incentive in multifamily, multifamily mixed use, and single-family areas. This approach consistent with SHB 1377 is described in Attachment A. .

SHB 1377 requires a density bonus “consistent with local needs” but allows local jurisdictions to define that need. In establishing that baseline need staff will:

- Look to Bellevue’s Housing Needs Assessment (2016), Affordable Housing Strategy (2017), Human Services Needs Update (2020), and Council Priorities for guidance; and
- Talk with faith groups and non-profit developers to gauge the amount of density that might be needed to achieve a viable project.

2020 C-1 Comprehensive Plan Amendment

Action C-1 is one of 21 actions identified under five strategy areas within the Affordable Housing Strategy plan adopted by City Council. Currently, the City’s Comprehensive Plan does not have specific policy language which directs guidance for implementation of density bonus incentives on public, non-profit housing, and faith-based entities for affordable housing. Therefore, staff recommends initiation of a Comprehensive Plan amendment as part of the 2020 annual process to add policy language in the Housing Element. This policy amendment would support the provisions of SHB 1377 and provide for implementation of density incentives on qualifying properties in the Land Use Code. This is comparable to the BelRed Subarea Plan policy that supports a floor area ratio land use incentive system (Policy S-BR-7).

2020/2021 C-1 Land Use Code Amendment

The C-1 density incentive staff is recommending for further analysis would add a section to Bellevue's existing affordable housing incentive (LUC 20.20.128). The existing provisions in this section provide an incentive of one additional unit for each affordable unit, capped at a 15 percent density increase above the base. Staff is proposing that this section would be retained, however, a new section could be added which would raise the 15 percent density increase for qualifying properties. Staff has not yet evaluated the applicable density increase and intends that the analysis would involve outreach and dialogue with non-profit housing developers and faith-based property owners to determine the appropriate metric which would result in affordable housing that is economically viable. Also, the existing density bonus incentives for affordable housing under LUC 20.20.128 do not apply in the Downtown, BelRed and Eastgate overlay districts, and this would remain unchanged with the proposed approach for C-1 strategy implementation.

Criteria for qualifying property

Attachment B shows a list of properties in Bellevue that would be examined as part of this effort. Staff will continue property analysis to gauge potential for redevelopment, recognizing that decisions by faith organizations to develop affordable housing may be mission driven rather than solely economic.

Qualifying faith, public surplus, and housing non-profit properties

- Public surplus property in multifamily and mixed-use residential districts
- Non-profit housing property in multifamily and mixed-use residential districts
- Faith-owned property in multifamily and mixed-use residential districts
- Faith-owned property in single family residential districts

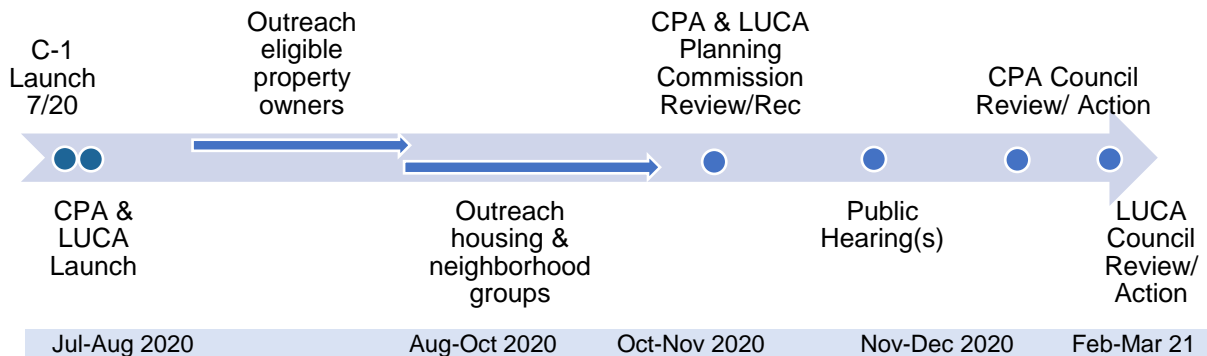
This list excludes property smaller than 0.2 acres, Parks & Community Services Department owned property and property owned by quasi-public utilities, e.g. PSE, except where vacant. LUC 20.20.128 does not apply to Downtown, BelRed, and Eastgate TOD Area. There are other affordable housing incentives that apply².

The code amendments proposed here would not apply to shelters in any zone in the City.

Attachment C maps these properties to show the distribution of properties by the four categories.

² Land use code sections for Bel-Red (20.25D.090), Downtown (20.25A.070), and Eastgate TOD (20.25P.060) have been updated to include voluntary affordable housing incentives that exceed 15 percent above base density. In Bel-Red the Tier 1 affordable housing bonus offers a 50 percent density increase above base outside of nodes, and a 125 percent density increase above base within nodes.

C-1 Timeline



C-1 Outreach

The proposed plan and code amendments will conduct public engagement through the annual Comprehensive Plan Amendment work program and Land Use Code amendment process, including Planning Commission meetings and public hearings. Additional notification and outreach will include owners of potentially suitable properties and to other housing and neighborhood stakeholders.

POLICY & FISCAL IMPACTS

Policy Impact

The Council approved the *Affordable Housing Strategy* in 2017 to address the affordable housing need in Bellevue. Action C-1 is critical to achieving the goal of creating 2,500 more affordable homes within 10 years of implementation and is consistent with the following City policies and initiatives:

Comprehensive Plan Policy HO-7: Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.

Comprehensive Plan Policy HO-26: Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.

Comprehensive Plan Policy HO-32: Evaluate surplus City land for use for affordable housing.

Diversity Advantage Plan Guiding Principle

Opportunity: Share prosperity by connecting residents, schools, businesses, faith and nonprofits to work together for the common good.

Fiscal Impact

There is no direct fiscal impact to revenues or costs associated with implementing this proposal. Implementation of the proposal would likely lead to an increase in funding requests to the City's affordable housing fund but is within the bounds of the established program.

OPTIONS

1. Direct staff to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1. The work program would include subsequent action by Council to initiate a Comprehensive Plan Amendment (CPA) as part of the 2020 annual CPA work program and associated Land Use Code Amendments. Review

would occur by the Planning Commission, with final action taken by City Council on the CPA before the end of 2020 and the LUCA in 2021.

2. Provide alternate direction to staff for implementing Action C-1.
3. Provide feedback to staff on additional information needed to continue discussion and schedule another study session.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. SHB 1377 2019-2020, Affordable Housing Development on Religious Organization Property
- B. List of potentially qualifying faith, public surplus, and housing non-profit properties in Bellevue
- C. Map showing distribution of properties by the four categories

AVAILABLE IN COUNCIL LIBRARY

Bellevue Affordable Housing Strategy

CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 1377

Chapter 218, Laws of 2019

66th Legislature
2019 Regular Session

AFFORDABLE HOUSING DEVELOPMENT ON RELIGIOUS ORGANIZATION PROPERTY

EFFECTIVE DATE: July 28, 2019

Passed by the House April 18, 2019
Yeas 85 Nays 9

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate April 12, 2019
Yeas 42 Nays 3

CYRUS HABIB

President of the Senate

Approved April 30, 2019 2:43 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1377** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 1, 2019

**Secretary of State
State of Washington**

SUBSTITUTE HOUSE BILL 1377

AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

State of Washington

66th Legislature

2019 Regular Session

By House Housing, Community Development & Veterans (originally sponsored by Representatives Walen, Barkis, Jenkin, Harris, Springer, Macri, Wylie, Ryu, Reeves, Robinson, Griffey, Appleton, Bergquist, Jinkins, Tharinger, Slatter, Kloba, Doglio, Goodman, Leavitt, Ormsby, and Santos)

READ FIRST TIME 02/08/19.

1 AN ACT Relating to affordable housing development on religious
2 organization property; adding a new section to chapter 35.63 RCW;
3 adding a new section to chapter 35A.63 RCW; adding a new section to
4 chapter 36.70A RCW; and adding a new section to chapter 44.28 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.63
7 RCW to read as follows:

8 (1) A city planning under this chapter must allow an increased
9 density bonus consistent with local needs for any affordable housing
10 development of any single-family or multifamily residence located on
11 real property owned or controlled by a religious organization
12 provided that:

13 (a) The affordable housing development is set aside for or
14 occupied exclusively by low-income households;

15 (b) The affordable housing development is part of a lease or
16 other binding obligation that requires the development to be used
17 exclusively for affordable housing purposes for at least fifty years,
18 even if the religious organization no longer owns the property; and

19 (c) The affordable housing development does not discriminate
20 against any person who qualifies as a member of a low-income
21 household based on race, creed, color, national origin, sex, veteran

1 or military status, sexual orientation, or mental or physical
2 disability; or otherwise act in violation of the federal fair housing
3 amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

4 (2) A city may develop policies to implement this section if it
5 receives a request from a religious organization for an increased
6 density bonus for an affordable housing development.

7 (3) The religious organization developing the affordable housing
8 development must pay all fees, mitigation costs, and other charges
9 required through the development of the affordable housing
10 development.

11 (4) If applicable, the religious organization developing the
12 affordable housing development should work with the local transit
13 agency to ensure appropriate transit services are provided to the
14 affordable housing development.

15 (5) This section applies to any religious organization
16 rehabilitating an existing affordable housing development.

17 (6) For purposes of this section:

18 (a) "Affordable housing development" means a proposed or existing
19 structure in which one hundred percent of all single-family or
20 multifamily residential dwelling units within the development are set
21 aside for or are occupied by low-income households at a sales price
22 or rent amount that may not exceed thirty percent of the income limit
23 for the low-income housing unit;

24 (b) "Low-income household" means a single person, family, or
25 unrelated persons living together whose adjusted income is less than
26 eighty percent of the median family income, adjusted for household
27 size, for the county where the affordable housing development is
28 located; and

29 (c) "Religious organization" has the same meaning as in RCW
30 35.21.915.

31 NEW SECTION. **Sec. 2.** A new section is added to chapter 35A.63
32 RCW to read as follows:

33 (1) A city planning under this chapter must allow an increased
34 density bonus consistent with local needs for any affordable housing
35 development of any single-family or multifamily residence located on
36 real property owned or controlled by a religious organization
37 provided that:

38 (a) The affordable housing development is set aside for or
39 occupied exclusively by low-income households;

1 (b) The affordable housing development is part of a lease or
2 other binding obligation that requires the development to be used
3 exclusively for affordable housing purposes for at least fifty years,
4 even if the religious organization no longer owns the property; and

5 (c) The affordable housing development does not discriminate
6 against any person who qualifies as a member of a low-income
7 household based on race, creed, color, national origin, sex, veteran
8 or military status, sexual orientation, or mental or physical
9 disability; or otherwise act in violation of the federal fair housing
10 amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

11 (2) A city may develop policies to implement this section if it
12 receives a request from a religious organization for an increased
13 density bonus for an affordable housing development.

14 (3) The religious organization developing the affordable housing
15 development must pay all fees, mitigation costs, and other charges
16 required through the development of the affordable housing
17 development.

18 (4) If applicable, the religious organization developing the
19 affordable housing development should work with the local transit
20 agency to ensure appropriate transit services are provided to the
21 affordable housing development.

22 (5) This section applies to any religious organization
23 rehabilitating an existing affordable housing development.

24 (6) For purposes of this section:

25 (a) "Affordable housing development" means a proposed or existing
26 structure in which one hundred percent of all single-family or
27 multifamily residential dwelling units within the development are set
28 aside for or are occupied by low-income households at a sales price
29 or rent amount that may not exceed thirty percent of the income limit
30 for the low-income housing unit;

31 (b) "Low-income household" means a single person, family, or
32 unrelated persons living together whose adjusted income is less than
33 eighty percent of the median family income, adjusted for household
34 size, for the county where the affordable housing development is
35 located; and

36 (c) "Religious organization" has the same meaning as in RCW
37 35A.21.360.

38 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70A
39 RCW to read as follows:

1 (1) Any city or county fully planning under this chapter must
2 allow an increased density bonus consistent with local needs for any
3 affordable housing development of any single-family or multifamily
4 residence located on real property owned or controlled by a religious
5 organization provided that:

6 (a) The affordable housing development is set aside for or
7 occupied exclusively by low-income households;

8 (b) The affordable housing development is part of a lease or
9 other binding obligation that requires the development to be used
10 exclusively for affordable housing purposes for at least fifty years,
11 even if the religious organization no longer owns the property; and

12 (c) The affordable housing development does not discriminate
13 against any person who qualifies as a member of a low-income
14 household based on race, creed, color, national origin, sex, veteran
15 or military status, sexual orientation, or mental or physical
16 disability; or otherwise act in violation of the federal fair housing
17 amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

18 (2) A city or county may develop policies to implement this
19 section if it receives a request from a religious organization for an
20 increased density bonus for an affordable housing development.

21 (3) An affordable housing development created by a religious
22 institution within a city or county fully planning under RCW
23 36.70A.040 must be located within an urban growth area as defined in
24 RCW 36.70A.110.

25 (4) The religious organization developing the affordable housing
26 development must pay all fees, mitigation costs, and other charges
27 required through the development of the affordable housing
28 development.

29 (5) If applicable, the religious organization developing the
30 affordable housing development should work with the local transit
31 agency to ensure appropriate transit services are provided to the
32 affordable housing development.

33 (6) This section applies to any religious organization
34 rehabilitating an existing affordable housing development.

35 (7) For purposes of this section:

36 (a) "Affordable housing development" means a proposed or existing
37 structure in which one hundred percent of all single-family or
38 multifamily residential dwelling units within the development are set
39 aside for or are occupied by low-income households at a sales price

1 or rent amount that may not exceed thirty percent of the income limit
2 for the low-income housing unit;

3 (b) "Low-income household" means a single person, family, or
4 unrelated persons living together whose adjusted income is less than
5 eighty percent of the median family income, adjusted for household
6 size, for the county where the affordable housing development is
7 located; and

8 (c) "Religious organization" has the same meaning as in RCW
9 36.01.290.

10 NEW SECTION. **Sec. 4.** A new section is added to chapter 44.28
11 RCW to read as follows:

12 The joint committee must review the efficacy of the increased
13 density bonus incentive for affordable housing development located on
14 property owned by a religious organization pursuant to this act and
15 report its findings to the appropriate committees of the legislature
16 by December 1, 2030. The review must include a recommendation on
17 whether this incentive should be continued without change or should
18 be amended or repealed.

Passed by the House April 18, 2019.

Passed by the Senate April 12, 2019.

Approved by the Governor April 30, 2019.

Filed in Office of Secretary of State May 1, 2019.

--- END ---

Public, Housing Non-profit , and Faith Owned Properties

Section 1, Purple-- Public Multifamily & Mixed Use (21 properties)

Section 2, Orange-- Housing Non-profit Multifamily & Mixed Use (32 properties)

Section 3, Blue-- Faith Owned Multifamily & Mixed Use (19 properties)

Section 4, no color-- Faith Owned Single Family (64 properties)

#	Description	Address (Bellevue)	Owner Name	Lot Size (Acres)	Zone District
1	Bellevue School District Bus Parking	501 120TH AVE NE	Bellevue School District No 405	4.2	GC
2	Bellevue SD Office/Service Buildings	12025 NE 5TH ST	Bellevue School District No 405	6.3	R-15
3	City-owned vacant	11608 NE 12TH ST	City of Bellevue	1.6	MI
4	Fire Station, Bellevue Way SE	766 BELLEVUE WAY SE	City of Bellevue, Fire	1.6	R-10
5	Factoria Blvd Fire Station	4216 FACTORIA BLVD SE	City of Bellevue, Fire	0.5	R-20
6	Parking to Bellevue Way Fire Station	10404 SE 8TH ST	City of Bellevue, Fire	0.2	R-30
7	Former Camendona house	2404 132ND AVE SE	City of Bellevue, Transportation	1	R-20
8	vacant former pump house	508 99TH AVE NE	City of Bellevue, Utilities	0.2	R-15
9	Water tower behind N Bellevue CC	4075 148TH AVE NE	City of Redmond	1.7	R-20
10	Fire Station 148th north of N Bellevue CC	4211 148TH AVE NE	City of Redmond, Fire	0.6	R-20
11	Vacant power line ROW	3050 125TH AVE SE	City of Seattle, SCL	1.6	R-10
12	S Kirkland Park & Ride triangle	3677 108TH AVE NE	King County	3.9	R-15
13	Vacant unimproved	11203 NE 36TH PL	King County	2.7	R-20
14	Office for KC Utility	595 102ND AVE SE	King County Waste Water	0.3	R-20
15	off Lake Hills Connector	11805 SE 5TH ST	King County Waste Water	0.2	R-20
16	PSE Vacant land	13629 NE 24TH ST	Puget Sound Energy	6.11	0
17	PSE Former Service Station	2410 140TH AVE NE	Puget Sound Energy	0.87	PO
18	Sound Transit LR on 112th	112TH AVE SE	Sound Transit	1.6	R-20
19	Sound Transit East Main Station	111 112TH AVE SE	Sound Transit	1	R-20
20	WSDOT	3645 BELLEVUE WAY NE	Washington State	0.3	GC
21	WSDOT	3641 BELLEVUE WAY NE	Washington State	0.2	GC
1	Kensington Square Transitional Housing	14727 NE 8TH ST	Attain Housing	0.4	R-20
2	Brandenwood Senior Apartments	14520 NE 40TH ST	City of Bellevue Parks (land owner)	3.1	R-20
3	Evergreen Court	900 124TH AVE NE	DASH	3.8	R-20
4	Glendale Apartments	12600 NE 8TH ST	DASH	3.7	R-20
5	Wildwood Court Apartments	434 102ND AVE SE	DASH	1.4	R-30
6	Garden Grove Apartments	1027 140TH AVE SE	DASH	0.5	R-20
7	Hopelink Place	10132 SE 6TH ST	Hopelink	1.3	R-20
8	Housing at the Crossroads	700 142ND PL SE	Attain Housing	0.2	R-10
9	Andrew's Heights Apartments	4053 129TH PL SE	Imagine Housing	1.5	R-20
10	Chalet Apartments	2627 148TH AVE SE	Imagine Housing	1.2	R-20
11	KCHA Woodside East	16240 NE 14TH ST	King County Housing Authority	11.1	R-30
12	KCHA Timberwood	3809 148TH AVE NE	King County Housing Authority	9.5	R-20
13	KCHA Spiritwood Manor	1424 148TH AVE SE	King County Housing Authority	6.8	R-15
14	KCHA Hidden Village	14508 SE 24TH ST	King County Housing Authority	4.9	R-15
15	KCHA Bellepark East	16200 NE 13TH PL	King County Housing Authority	4.8	R-30
16	KCHA Somerset Gardens	14500 NE 29TH PL	King County Housing Authority	4.6	R-20
17	KCHA Highland Village	600 146TH AVE NE	King County Housing Authority	4.5	R-20
18	KCHA Somerset Gardens	14700 NE 29TH PL	King County Housing Authority	4.3	R-20
19	KCHA Eastside Terrace	704 147TH PL NE	King County Housing Authority	4.1	R-20
20	KCHA College Place	1249 145TH PL SE	King County Housing Authority	4.1	R-20
21	KCHA vacant lot off 156th Ave NE, Crossroads	15313 NE 11TH ST	King County Housing Authority	2	R-10
22	KCHA Bellevue Manor Senior	143 BELLEVUE WAY SE	King County Housing Authority	1.7	R-30
23	KCHA Newport Apartment	12646 SE 42ND ST	King County Housing Authority	0.7	R-30
24	KCHA Newporter Apartment	5900 119TH AVE SE	King County Housing Authority	3.9	PO
25	KCHA Cascadian Apartments	15520 NE 12TH ST	King County Housing Authority	7.7	R-30
26	KCHA The Landmark Apartment	16330 NE 11TH ST	King County Housing Authority	14.84	R-30
27	Eastwood Square Apartments	14451 NE 35TH ST	Park Villa	2.5	R-20
28	Silver Glen Senior Co-op	1750 152ND AVE SE	Glen Silver	4.7	R-30

#	Description	Address (Bellevue)	Owner Name	Lot Size (Acres)	Zone District
29	Summerfield Apartments	14720 NE 1ST PL	YMCA of Greater Seattle	2.5	R-20
30	YWCA Family Apartments	12121 SE 60TH ST	Young Womens Christian Assn	0.5	R-30
31	Andrew's Glen Apartments	4228 FACTORIA BLVD	Imagine Housing	3.5	R-30
32	30Bellevue	3040 BELLEVUE WAY NE	Imagine Housing	1	R-20
1	Sammamish Bible Camp/Retreat	4211 W LAKE SAMMAMISH PKW	BALL/Spit	1.8	R-20
2	Sammamish Bible Camp/Retreat	4114 W LAKE SAMMAMISH PKW	BALL/Spit	1.7	R-20
3	Calvary Chapel Eastside	6130 164TH AVE SE	Calvary Chapel Eastside	4.51	O
4	Champions Center Church	2649 LANDERHOLM CIR SE	Champions Center	1.37	CB
5	Mormon Temple	2808 148TH AVE SE	Church of Jesus Christ LDS	18	CB
6	East Shore Unitarian Church	2700 SE 32ND ST	East Shore Unitarian	4.04	O
7	East Shore House	3103 125TH AVE SE	East Shore Unitarian	0.8	R-30
8	Eastside Bahai'l Faith Regional Cener	16007 NE 8TH ST	Assembly Bahais Spiritual	1.01	O
9	First Baptist Church	506 140TH AVE SE	First Baptist Church	2.3	R-30
10	Lake Sammamish Foursquare Church	14434 NE 8TH ST	International Church of FOU	2.6	R-10
11	Harrington House	15980 NE 8TH ST	Archdiocesan Housing Authority	0.58	O
12	Elbert House, Senior	16000 NE 8TH ST	Archdiocesan Housing Authority	1.43	O
13	De Hirsch Sinai Temple	3580 156TH AVE SE	De Hirsch Sinai Temple	5.29	OLB
14	Newport Hills Community Church	5833 119TH AVE SE	Newport Hills Community Church	2.12	PO
15	St Luke's Lutheran Church	3040 BELLEVUE WAY	Multiple Owner Parcel	4.35	R-20
16	St Margaret's Church	4228 FACTORIA BLVD SE	Multiple Owner Parcel	3.5	R-30
17	Islamic Center of Eastside	14700 MAIN ST	Islamic Center of Eastside	0.54	O
18	Overlake Prebyterian Church	1836 156TH AVE NE	Overlake Pk United Presb Ch	4.25	O
19	Highland Covenant Church	15022 NE BEL-RED RD	Highland Covenant Church	2.35	O
1	Aldersgate United Methodist owned SF	14904 SE 49TH ST	Aldersgate United Meth Ch	0.3	R-5
2	All Saints Lutheran	5501 148TH AVE NE	All Saints Lutheran	4.4	R-5
3	St. Andrew's Evangelical Lutheran	2650 148TH AVE SE	Andrew's Evangelical Lutheran St	4.1	R-5
4	Champion House	1800 145TH PL SE	Archdiocesan Housing Authority	0.5	R-2.5
5	Bellevue Christian Church	1221 148TH AVE NE	Bellevue Christian Church	2.8	R-2.5
6	Bellevue Christian Church	1126 147TH PL NE	Bellevue Christian Church	0.3	R-2.5
7	Bellevue Church of Christ	1212 104TH AVE SE	Bellevue Church of Christ	1.6	R-4
8	Bellevue Foursquare Church	2015 RICHARDS RD	Bellevue Foursquare Church	3.2	R-3.5
9	Bellevue Way Community Church	1100 BELLEVUE WAY SE	Bellevue Way Comm Church	1.5	R-4
10	First Baptist Church	10431 SE 11TH ST	Bellevue Way Comm Church	0.2	R-4
11	B'nai Torah Temple	15727 NE 4TH ST	B'nai Torah Temple	3.1	R-1.8
12	Buddhist Tzu Chi Foundation	15800 SE NEWPORT WAY	Buddhist Tzu Chi Foundation	0.5	R-5
13	Buddhist Tzu Chi Foundation	15804 SE NEWPORT WAY	Buddhist Tzu Chi Foundation	0.3	R-5
14	Buddhist Tzu Chi Foundation	15109 SE NEWPORT WAY	Buddhist Tzu Chi Foundation	0.3	R-5
15	Calvary Lutheran Church	16231 NE 6TH ST	Calvary Lutheran Church	0.9	R-1.8
16	St. Madeleine Sophie School, Church	4400 130TH PL SE	CCAS Property & Const	5.6	R-5
17	St Louise Church	295 156TH AVE SE	CCAS Property & Const	0.4	R-5
18	The Church in Bellevue	1835 BELLEVUE WAY NE	Church in Bellevue	1.2	R-4
19	Church of Christ Lake Hills	14212 LAKE HILLS BLVD	Church of Christ Lake Hills	0.7	R-5
20	Church of Jesus Christ LDS	15205 SE 28TH ST	Church of Jesus Christ LDS	4.9	R-5
21	Church of Jesus Christ LDS	14536 MAIN ST	Church of Jesus Christ LDS	4.2	R-5
22	Church of Jesus Christ LDS	10675 NE 20TH ST	Church of Jesus Christ LDS	3.6	R-3.5
23	Church of Jesus Christ LDS	4200 124TH AVE SE	Church of Jesus Christ LDS	3.1	R-5
24	Church of Jesus Christ LDS	16035 NORTHUP WAY	Church of Jesus Christ LDS	2.6	R-3.5
25	Church of the Resurrection	15220 MAIN ST	Church of the Resurrection	4.6	R-5
26	Convent of Sacred Heart	4800 139TH AVE SE	Convent of Sacred Heart	16.5	R-3.5
27	Forest Ridge School and Convent	4750 139TH AVE SE	Convent of Sacred Heart	3.1	R-3.5
28	Cross of Christ Lutheran	411 156TH AVE NE	Cross of Christ Luth Church	6.4	R-5
29	De Hirsch Sinai Temple	3828 156TH AVE SE	De Hirsch Sinai Temple	0.3	R-5
30	Eastgate Congregational Church	15318 SE NEWPORT WAY	Eastgate Congregational LLC	1.3	R-5
31	Eastside Christian School	14615 SE 22ND ST	Eastside Christian School	6	R-5
32	Eastside Torah Center	16199 NORTHUP WAY	Eastside Torah Center	0.8	R-3.5

#	Description	Address (Bellevue)	Owner Name	Lot Size (Acres)	Zone District
33	Evangel Gospel Church	14250 SE 13TH PL	Evangel Gospel Church	0.2	R-5
34	First Baptist Church	15005 SE 38TH ST	First Baptist Church	2.4	R-5
35	First Church of Christ	841 LAKE WASHINGTON BLVD N	First Church of Christ	2.7	R-1
36	First Church of Christ, Parking	801 LAKE WASHINGTON BLVD N	First Church of Christ	0.3	R-1
37	First Presbyterian Church	1717 BELLEVUE WAY NE	First Presbyterian Church	9.7	R-3.5
38	First United Methodist Church	1934 108TH AVE NE	First United Methodist Church	3	R-2.5
39	Holy Cross Lutheran	4315 129TH PL SE	Holy Cross Lutheran	3.1	R-5
40	Hope Presbyterian Church	10936 NE 24TH ST	Hope Presbyterian Church	1.3	R-1.8
41	Jewish Day School	15749 NE 4TH ST	Jewish Day School	5	R-1.8
42	Jewish Day School	15727 NE 4TH ST	Jewish Day School	1.3	R-1.8
43	Korean Pilgrim Presbyterian	6016 120TH AVE SE	Korean Pilgrim Presbyterian	4.6	R-5
44	Bellevue Kingdom Hall	2211 140TH PL SE	Lake Hills Cong of Jehovah's Witness	1	R-5
45	Medina Academy	16238 NORTHUP WAY	Medina Academy	2.1	R-5
46	New Hope International Church	10808 SE 28TH ST	New Hope International Church	3.6	R-4
47	New Hope Ministries	15760 NE 4TH ST	New Hope Ministries	1.7	R-1.8
48	Newport Covenant Church	12800 COAL CREEK PKWY SE	Newport Covenant Church	2.7	R-5
49	Newport Presbyterian Church	4010 120TH AVE SE	Newport Presbyterian Church	3	R-5
50	Pilgrim Lutheran Church	1026 104TH AVE SE	Pilgrim Lutheran Church	2.6	R-4
51	Eastside Friends Church	4160 158TH AVE SE	Religious Society Eastside	1	R-5
52	Church of the Resurrection	15220 MAIN ST	Resurrection Housing	4.6	R-5
53	Sambica Bible Camp	4114 W LAKE SAMM PKWY SE	Sammamish Bible Camp	1.7	R-5
54	Sisters of St. Joseph retreat	1655 KILLARNEY WAY	Sisters of St Joseph	9.8	R-1.8
55	Sisters of St Joseph Peace	1633 KILLARNEY WAY	Sisters of St Joseph Peace	0.8	R-1.8
56	Sisters of St Joseph Peace	1623 KILLARNEY WAY	Sisters of St Joseph Peace	0.5	R-1.8
57	St. Peter's Methodist	17222 NE 8TH ST	St. Peter's Methodist	4.7	R-5
58	Temple Full Gospel Evangel, vacant site	14250 SE 13TH PL	Temple Full Gospel Evangel	0.2	R-5
59	The King Lutheran Church of Christ	3730 148TH AVE SE	The King Lutheran Church of Christ	1.3	R-5
60	The Neighborhood Church	627 140TH AVE NE	The Neighborhood Church	5.3	R-2.5
61	The Neighborhood Church	625 140TH AVE NE	The Neighborhood Church	3.1	R-2.5
62	Unity of Bellevue	16330 NE 4TH ST	Unity of Bellevue Inc	2.6	R-1.8
63	Bellevue Seventh Day Adventist Church	15 140TH AVE NE	Western WA Conf of SDA	2.1	R-2.5
64	Westminster Chapel	13646 NE 24TH ST	Westminster Chapel	6.7	R-1

Bellevue Affordable Housing Strategy: Action C-1

